

8 Western Harbour Breakwater

NEWHAVEN, EDINBURGH, EH6 6HZ



Spacious Two Bedroom Flat with Balcony and Sea Views



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McEwan Fraser Legal is delighted to present this spacious two-bedroom flat to the market in excellent condition. The property benefits from sea views, a terrace balcony, modern central heating and double-glazed windows, making for an efficient home with beautiful views.

THE LIVINGROOM/KITCHEN



Inside, the property comprises a fully equipped kitchen which is situated in the open plan living room/kitchen. Making for an excellent family or entertaining space. The kitchen is modern and is equipped with a gas hob, fan, oven, microwave, and dishwasher. Access from the living space is a balcony which faces over the Firth and catches some of Scotland's best sunsets.



The bedrooms are both well-proportioned doubles. The master bedroom is spacious and has integrated wardrobe space with an attached en-suite shower room. The second bedroom also enjoys integrated wardrobe space.

The flat has two bathrooms, one of which is a three-piece bathroom suite with an electric shower over the bath and the other of which is a mains shower in the en-suite three piece which has been finished well and benefits from excellent maintenance.

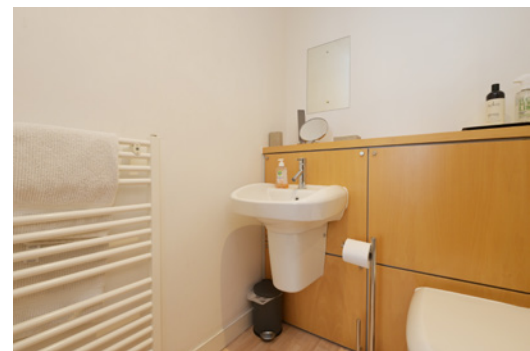
THE BATHROOM



BEDROOM 1



The master bedroom is spacious and has integrated wardrobe space with an attached en-suite shower room



BEDROOM 2



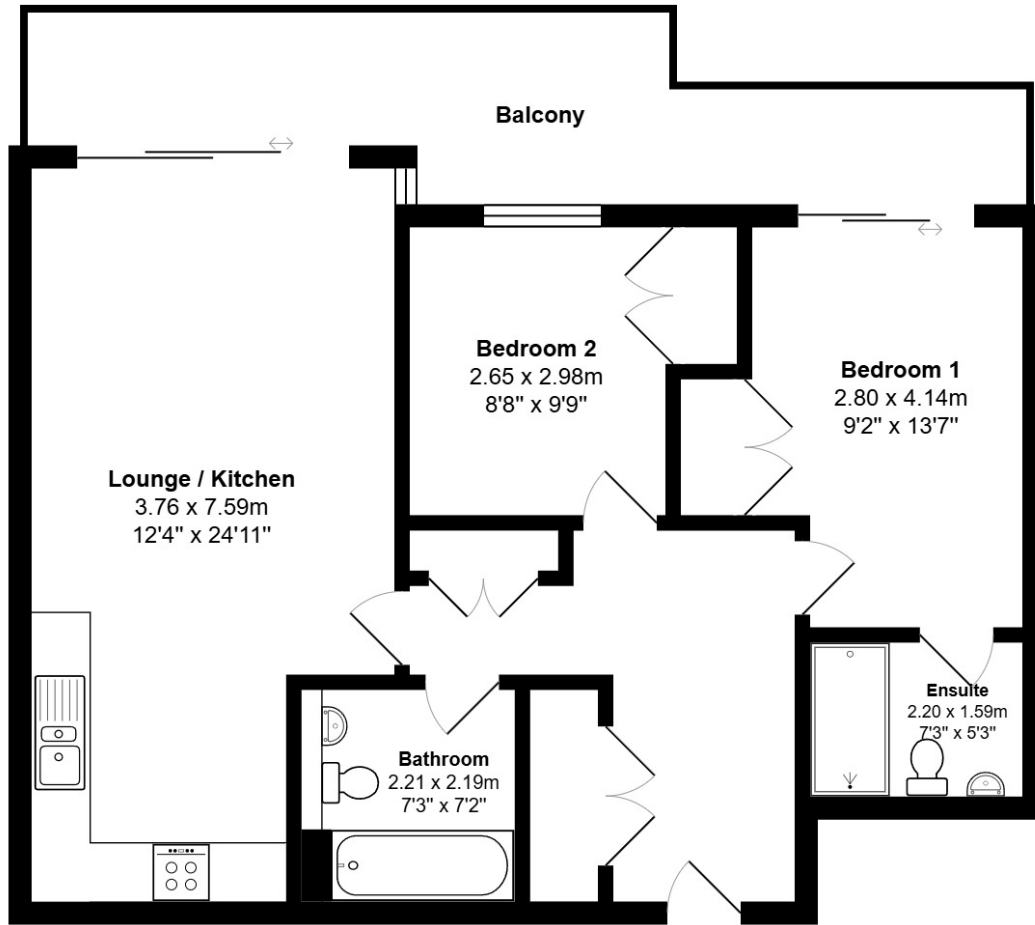
The property also benefits from excellent storage, space, underground, car parking, communal grounds, double glazing, and modern gas central heating. The property has had an EWS1 completed which we believe demonstrates the property is fit for lending. This should suffice for most mortgage providers along with the home report.

The property is expected to be of particular interest, and as such early bird viewing is recommended.

EXTERNALS

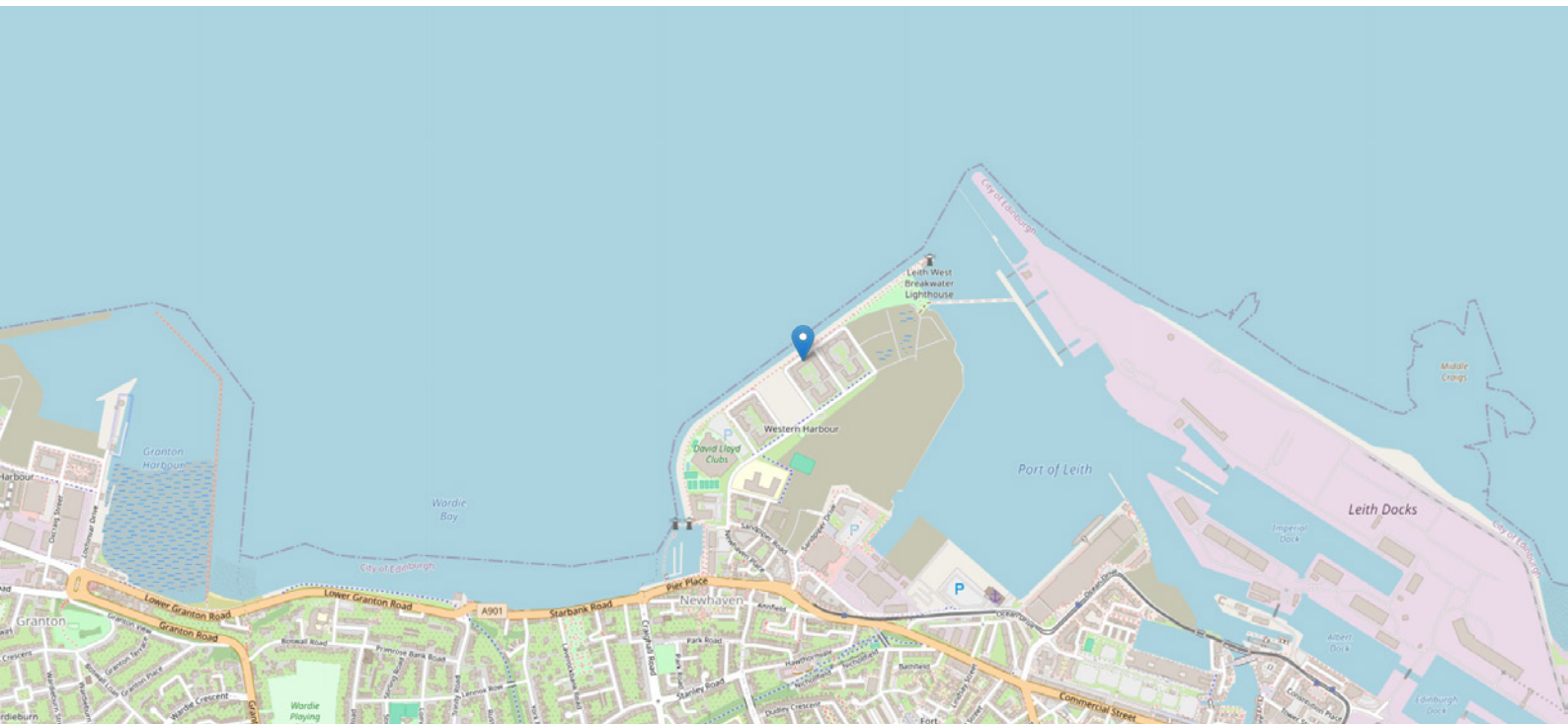


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 76m² | EPC Rating: B



THE LOCATION

Newhaven is a popular residential area situated to the north of Edinburgh City Centre. The area comprises a wide variety of property styles, including stone-built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.





A few moments away, Leith waterfront provides a host of café's, galleries and Michelin-starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate for a vast variety of shopping needs.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. Portobello and Crammond beaches are also within easy reach.

Regular bus services run to and from the city centre and surrounding areas. The cycle path behind the property means you can be in town in 15 minutes and have unlimited access to the rest of the city.



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